



## Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

July 21, 2006

CITY OF LAS VEGAS PLANNING  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER --

The name of this proposal is: **Rapid Cash**

APN: 138-27-301-015

1. This proposed use is located 7591 West Washington Ave., suites #140 & #150.
2. The total gross acres for this site are 1.55.
3. The current zone for this parcel is C-1 and the current general plan is service / commercial.
4. The proposed land use is for check cashing business.
5. The building is 7,009 sq. ft and the adequate parking spaces as noted on the site plan.
6. No other business like this in the immediate area, therefore this would be an excellent choice.

If I can be of any additional assistance in any of this at any time, please do not hesitate to call me at #312-2435.

Sincerely,

A handwritten signature in cursive script that reads 'Sandra Montgomery'.

Sandra Montgomery

SUP-15347  
9.21.06 PC